

The Lakewood Township Committee held a Virtual Meeting on April 7, 2022, at 5:30 PM, with the following present:

Mayor..... Raymond Coles
Deputy Mayor..... Menashe P. Miller

Committee Members..... Meir Lichtenstein
Michael D’Elia
Albert Akerman

Municipal Manager..... Patrick Donnelly
Municipal Attorney..... Steve Secare, Esq.
Harold Hensel, Esq.

Municipal Clerk..... Lauren Kirkman

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, and published on the Township’s website as well as in the Star Ledger on January 5, 2022. The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco’s Web-Ex by either phone (audio only) or computer (audio/visual). The Meeting ID#/Password was 2634-536-9806. This meeting as advertised was broadcast live and recorded through on Townhall Streams at <https://townhallstreams.com/>

ROLL CALL –Present: Mayor Coles, Deputy Mayor Miller, Committeeman Lichtenstein, Committeeman D’Elia, and Committeeman Akerman.

Absent: None

Also present: Township Attorney: Steven Secare; Attorney: Harold Hensel, Township Manager: Patrick Donnelly, and Township Clerk: Lauren Kirkman.

SALUTE TO THE FLAG AND PRAYER

Mayor Coles opened the regular meeting at 5:30 p.m.

MOTION TO APPROVE MINUTES:

REGULAR MINUTES MARCH 3, 2022.

Motion by Committeeman Akerman, seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Abstain: None

Absent: None

Motion carried to approve minutes.

DISCUSSION:

None

CONSENT AGENDA

The items listed below are considered to be routine by the Township of Lakewood and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.

Mayor Coles asked for a motion to adopt the consent agenda Resolutions 2022-147 through 2022-178 deleting 2022-177 which was a duplicate.

Motion by Committeeman Lichtenstein
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein (with abstention noted below), Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: Committeeman Lichtenstein on 2022-153 only.

Absent: None

Motion Carried to adopt consent agenda.

2022-147 Honoring Frederick Herman Rush

2022-148 Recognizing "National Library Week 2022" April 3-9, 2022

2022-149 Releasing A Performance Guarantee Posted By AOTSR Urban Renewal, LLC., In Connection With SP #2276 (Avenue Of The States-Phase 1) Block 961.02 Lot 1.05

2022-150 Releasing A Performance Guarantee Posted By Star Developers, LLC., In Connection With SP #1969 (West County Line Rd & Forest Ave), Block 58, Lot 9

2022-151 Releasing Performance Guarantee Posted By Ave Of The States Office, LLC In Connection With SP #2276 (Avenue Of The States) Block 961.02, Lot 1

2022-152 Releasing A Performance Guarantee Posted By Ave Of The States Office, LLC., In Connection With SP #2276 (Avenue Of The States- Phase 2) Block 961.02 Lot 1.06

2022-153 Releasing A Performance Guarantee Monuments Posted By Chateau Land 1, LLC, In Connection With SD #2251AO Block 1042 Lot 1

2022-154 Releasing A Temporary Certificate Of Occupancy Performance Guarantee Posted By AOTSR Urban Renewal, LLC In Connection With SP #2276 (Avenue Of The States) Block 961.02, Lot 1.05

- 2022-155 Releasing A Performance Guarantee Posted By Yosef Marcus In Connection With SD #2467AA (James St) Block 416, Lot 34
- 2022-156 Releasing A Performance Guarantee Posted By MNYK Developers At Prospect, LLC, In Connection With SD #1979 (Blanche St, Rachel & Nussbaum Ave) Block 462 Lots 1, 4,5 & 6
- 2022-157 Releasing A Performance Guarantee Posted By Yeshiva Ohr Yehuda, Inc., In Connection With SP #2289 (Franklin Blvd) Block 500 Lots 19, 34, 41 & 42
- 2022-158 Releasing The Maintenance Guarantee Posted By Bais Yaakov High School Of Lakewood, Inc. In Connection With ZB #3930 (James St), Block 321 Lot 1; Block 339 Lot 1; Block 340 Lot 1; Block 341 Lot 1
- 2022-159 Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And The County Of Ocean For The Ocean County Narcotics Strike Force For The Year 2022
- 2022-160 Authorizing The Execution Of A Shared Services Agreement Between The Township Of Lakewood And Lakewood Township Board Of Education
- 2022-161 Authorizing The Execution Of A Municipal Services Agreement Between The Township Of Lakewood And The Four Seasons Homeowners Association Pursuant To And In Accordance With N.J.S.A. 40:67-23.2 Et Seq.
- 2022-162 Authorizing The Execution Of A Traffic Signal Agreement With The State Of New Jersey For The Intersection Of Route 9 (River Ave.) And Oak Street
- 2022-163 Authorizing The Execution Of A Traffic Signal Agreement With The State Of New Jersey For The Intersection Of Route 9 (River Ave.) And Chateau Drive/ Broadway
- 2022-164 Indicating The Intent Of The Township Of Lakewood To Issue By Public Sale A New Plenary Retail Consumption Liquor License In Accordance With The Provisions Of N.J.S.A. 33:1-12 Et Seq.
- 2022-165 Authorizing The Procurement Of Uniforms For Township Personnel Pursuant To And In Accordance With N.J.S.A. 19:44a-20.5 Et Seq.
- 2022-166 Authorizing The Award Of Contract To Procure Cold Patch For Township Roads
- 2022-167 Authorizing The Procurement Of Safety Sign Materials For The Township
- 2022-168 Authorizing The Procurement Of A Pest Control Service
- 2022-169 Authorizing The Procurement Of An Electrical Repair Service
- 2022-170 Accepting A Bid For Public Land Sale Of Block 423, Lot 156.01
- 2022-171 Authorizing The Lakewood Tax Collector To Prepare And Mail Estimated Tax Bills In Accordance With P.L.1994, C. 72
- 2022-172 Authorizing A Refund Of Taxes Erroneously Paid On Block 1449 Lot 5.88
- 2022-173 Authorizing A Refund Of Taxes Erroneously Paid On Block 423.14 Lot 10.06

- 2022-174 Authorizing A Refund Of Taxes Erroneously Paid On Block 104 Lot 39.58
- 2022-175 Authorizing A Refund Of Taxes Erroneously Paid On Block 1159.02 Lot 2
- 2022-176 Authorizing A Refund Of Taxes Erroneously Paid On Block 189.31 Lot 150 & Block 1248 Lot 410.01
- 2022-177 Referring An Amendment To Chapter XVIII (Unified Development Ordinance) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Article IX “Zoning Districts And Regulations”, Section 18-900 To The Planning Board For Review
- 2022-178 DELETED AS DUPLICATE RESOLUTION
- 2022-179 Rejecting All Bids For Block 430 Lot 40 Pursuant To And In Accordance With N.J.S.A. 40a:12-1 Et Seq

ORDINANCES FOR FIRST READING-

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-016.

2022-016 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter Bh16 (Noise Regulations) Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section Bh16-6 (Exceptions)

Motion by Committeeman Akerman
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-016 with a public hearing on **May 12, 2022**.

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-017.

2022-017 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter 5 (Animal Control)Of The

Revised General Ordinances Of The Township Of Lakewood, Specifically Section §5-8.5 (Noise, Disturbing The Peace) And Section §5-8.6 (Running At Large)

Motion by Deputy Mayor Miller
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-017 with a public hearing on **May 12, 2022**.

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-018.

2022-018 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter VI, Alcoholic Beverage Control, Section 6-.4. License, Fees Maximum Number)

Motion by Committeeman Akerman
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-018 with a public hearing on **May 12, 2022**.

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-019.

2022-019 Ordinance Of The Township Of Lakewood, County Of Ocean,

State Of New Jersey, Authorizing The Public Sale Of Block 368 Lot 1 And Block 363 Lot 1 In The Township Of Lakewood, County Of Ocean, State Of New Jersey, By Sealed Bid Public Sale Pursuant To N.J.S.A. 40a:12-1 Et Seq. (Ridgeway, James and Rector Pl.)

Motion by Committeeman Lichtenstein
Seconded by Committeeman D'Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-019 with a public hearing on **May 12, 2022.**

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-020.

2022-020 Ordinance Of The Township Of Lakewood County Of Ocean State Of New Jersey To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A. 40A:4- 45.14)

Motion by Committeeman Lichtenstein
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-020 with a public hearing on **May 12, 2022.**

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-021.

2022-021 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Pursuant To N.J.S.A. 40A:21-1 Et Seq., Granting Abatement Of Local

**Property Taxes To AEB 2, LLC, For Facilities Located At Block 768, Lot 33.01
And Authorizing The Mayor And Or His Designee And Township Clerk To Execute
Any And All Documents Necessary And Proper To Enter Into A Tax Abatement
Agreement (235 River Ave.)**

Motion by Committeeman Akerman
Seconded by Committeeman Lichtenstein

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci,
Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-021 with a public hearing on **May 12, 2022**.

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-022.

**2022-022 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of
New Jersey, Authorizing The Tax Collector To Cancel Any And All Taxes For The
Tax Year 2021 Due On Block 190, Lot 73.25 Owned By Cong Ohr Yisroel Saba
Kadisha Druzh Pursuant To And In Accordance With N. J..S.A. 54:4-3.6c**

Motion by Committeeman Lichtenstein
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci,
Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-022 with a public hearing on **May 12, 2022**.

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-023.

2022-023 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter XI Entitled “Traffic” Of The Revised General Ordinances Of The Township Of Lakewood, Specifically Section 11-21.1 Entitled “Four-Way Stops” (Argyle Avenue)

Motion by Committeeman Lichtenstein
Seconded by Committeeman D’Elia

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-023 with a public hearing on **May 12, 2022.**

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-024.

2022-024 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Chapter 11-20 Entitled “Stop Intersections” Of The Revised General Ordinances Of The Township Of Lakewood. (Metedeconk And Cathedral Drive)

Motion by Committeeman D’Elia
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D’Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-024 with a public hearing on **May 12, 2022.**

Clerk Kirkman read the following Ordinance by title only:

Mayor Coles asked for a motion to introduce ordinance 2022-025.

2022-025 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Amending And Supplementing Article IX ("Zoning Districts And

Regulations") Section 18-900 Of The Unified Development Ordinance Of The Revised General Ordinances Of The Township Of Lakewood.

Motion by Committeeman Akerman
Seconded by Deputy Mayor Miller

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Nidia Dalmaci, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to introduce Ordinance 2022-025 with a public hearing on **May 12, 2022**.

ORDINANCES FOR SECOND READING-

Clerk Kirkman read the following Ordinance by title only:

2022-014 Ordinance Of The Township Of Lakewood, County Of Ocean, State Of New Jersey, Releasing, Extinguishing and Vacating the Rights of the Public To Portion of a Paper Street Known as Blueberry Court In the Township of Lakewood

Mayor Coles opened the public hearing on ordinance 2022-014.

Seeing no comment, Mayor Coles asked for a motion to adopt Ordinance 2022-014.

Motion by Committeeman Lichtenstein
Seconded by Committeeman Akerman

On Roll Call:

Affirmative: Committeeman Akerman, Committeeman Lichtenstein, Committeeman D'Elia, Deputy Mayor Miller and Mayor Coles.

Nays: None

Abstain: None

Absent: None

Motion Carried to adopt Ordinance 2022-014 after public hearing and second reading.

Clerk Kirkman read the following Ordinance by title only:

Ordinance 2022-015 An Ordinance of the Township Committee of the Township of Lakewood Approving an Amendment to the Cedarbridge Redevelopment Plan to Include Block 855.01 Lots 19 and 26.01 In the Non-Condensation Area In Need of Redevelopment, Pursuant to the New Jersey Local Redevelopment, Pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40a:12a-1, Et. Seq.)

Prior to opening the public hearing, Mayor Coles noted that the Planning Board had not endorsed this ordinance at their meeting. Mayor Coles noted this ordinance may need reconsideration.

Mayor Coles opened the public hearing on ordinance 2022-015.

Dov Schechter, 106 Coles Way, commented why can't the committee just override the planning board. Mayor Coles explained that is not usual for the committee to simply override the planning board. Mr. Schechter questioned the idea of a tax abatement in this boom economy. Mayor Coles explained that the biggest beneficiary to these abatements is the businesses that are just starting who receive a reduction in rent or expenses to get established. Mayor Coles noted these businesses are worth tens of millions of dollars collectively and will benefit the children and grandchildren of our current residents.

From: Yosef Riger

Subject: [External] Please oppose extending the tax-free zone

The Cedarbridge Corporate Campus is a dark stain on the history of Lakewood Township. It was a case of the leadership showing that the interests of a select few and disregarding the best interests of the public.

Politicians can talk themselves blue in the face about how this will benefit our children and grandchildren down the line. But today, with Lakewood bursting at the seams with traffic and overdevelopment, there is no excuse to expand this travesty.

Please STOP pandering to developers and power brokers, and give an emphatic no to extending the 35-year tax breaks to ANY additional properties. It is a DISSERVICE to all Lakewood residents.

Thank you,
YR

From: Alan Friedberg

Subject: [External] Ord. 2022-015

As a resident of Lakewood, I strongly **oppose** passing the proposed Ordinance 2022-015, commonly referred to as the “CEO”, Cedarbridge Expansion Ordinance. The subject lots are not, nor were they ever intended to be, included in the specifically confined area between Cedarbridge Ave., Pine St., and New Hampshire.

Lot 26.01 until just recently had 1459 East Spruce St. as its official postal address. It doesn't even have frontage on Pine St. It is only thanks to the Committee's special favor to the developer of what is now known as 1515 Pine St. when they gave him an easement to place approximately 4 dozen parking spaces for his exclusive use during his building's hours of operation – that he is now attempting to bogusly claim that he has “frontage” onto Pine and is right across the street

The Township should not give away our much needed tax base for a measly PILOT. The subject lots are prime property and need no taxpayer subsidies. There are plenty of other class A buildings which could qualify for the same 35 year tax breaks, but can only request a 5 year abatement at most.

Additionally, the Attorney General just filed a brief in Court stating the need for Lakewood to raise taxes to cover our financial needs. It is ludicrous to give individual developers tax breaks when current expenses are not being met.

This is wrong on so many more levels, and the public is rightfully outraged. Please do not pass this proposed ordinance.

Thank you.

Mayor Coles noted that the Attorney General's brief was about the Board of Education, not the Township.

From: Shmiel Feldman

Subject: [External] Ordinance - PILOT

Hi

I am writing regarding the Ordinance to grant a Tax PILOT to the new office building on Pine Street.

The planning board voted no to this proposal. I urge the Committee to vote no as well.

There is absolutely no good reason to vote on such a proposal unless you also grant everyone else in town major tax breaks.

Shmiel Feldman
Lodz Lane

From: Shaya Stern

Subject: [External] Ordinance 2022-015

Hi Mayor and Committee,

I am writing in opposition to proposed Ordinance 2022-015 which would add 2 lots into the Cedarbridge Redevelopment Plan.

The office building has already been built so the developer can not claim that he can only afford to build if here receives a 35 year PILOT.

Despite that "our children and grandchildren will benefit from this building" (as the mayor responded to my email on this at the last meeting), there is simply no good reason why the Committee should approve this ordinance.

Thank you!

Shaya Stern
Pine Street resident

From: Shloimy Weiss
Subject: [External] Tax PILOT

Please vote no to the Ordinance which would grant a 35 year tax break to the new office building on Pine Street.

The Planning Board voted no because this would be very unfair to other struggling businesses in town.

I urge you to vote no as well.

Thanks!

Shloimy Weiss
655 Princeton Avenue

From: Avraham Sharaby
Subject: The CEO (Cedarbridge Expansion Ordinance) – 35 Year Tax exemption
This application is nepotism par excellence.

Best Regards,
Avraham Sharaby

From: Editor@JNews
Subject: [External] Comment

As per our research it, apparently this tax exemption is the last link in a chain of exceptional approvals. Mr Kotler is the owner of the lot. There is no other explanation for these exceptional approvals - if not for nepotism.

<https://jnews.us/the-ceo-cedarbridge-expansion-ordinance%ef%bf%bc/>

Sincerely,
Editor - [JNews.us](https://jnews.us)

Seeing no further comment, Mayor Coles asked for a motion to adopt Ordinance 2022-015.

Motion: No Motion was Made
Seconded: No Second was Made

The motion died due to lack of a motion on the matter.

CORRESPONDENCE- None

MOTION TO APPROVE BILL LIST: Dated April 6, 2022.

Mayor Coles asked for a motion to approve the bills list of April 6, 2022.

Motion by Committeeman Akerman
Second by Committeeman Lichtenstein

On Roll Call:
Affirmative: Committeeman Akerman, Committeeman D'Elia, Committeeman Lichtenstein,
Deputy Mayor Miller, and Mayor Coles
Nays: None
Abstain: None
Absent: None

Bill List of April 6, 2022 was approved.

PUBLIC COMMENTS

The public was invited to participate prior to the meeting by emailing premeetingcomments@lakewoodnj.gov. The public was invited to participate during the meeting via comments@lakewoodnj.gov or by using Cisco's Web-Ex by either phone (audio only) or computer (audio/visual).

Mayor Coles opened the meeting to the public:

Dov Schechter, 106 Coles Way commented that there are a lot of boats just strewn about near Lake Carasaljo which are not being properly maintained. Mayor Coles directed Administration to follow up with the private contractor maintaining the boats.

Seeing no further comments, Mayor Coles closed the public comment portion:

COMMENTS FROM COMMITTEE MEMBERS –

Committeeman D’Elia had no comments.

Committeeman Akerman had no comments.

Committeeman Lichtenstein had no comments.

Deputy Mayor Miller had no comments.

Mayor Coles commented on the passing of Fred Rush sending condolences to his family.

CLOSED SESSION: Attorney Secare advised there was no need for executive session.

ADJOURNMENT

Motion by Committeeman Akerman, second by Committeeman Lichtenstein, with all in favor to adjourn the meeting. Meeting adjourned at 5:56 PM.

Lauren Kirkman, RMC, CMR
Township Clerk